

R-3

PR-2
C

R-3

Subject Property

TURNER

BRAVEHEART

TIERRA INCA

R-5
C

A-2
C

R-3

DRAGON CREST

JOE BATTLE

TIERRA ZAFIRO

TIERRA PLATA

EDGEMERE

EDGEMERE

C-4
C

R-3

R-3A
C

sp
R-5
C

REGAL BANNER

ZON04-00100 & ZON04-00101

Subject Property

TURNER

BRAVEHEART

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REGAL BANNER

JOE BATTLE

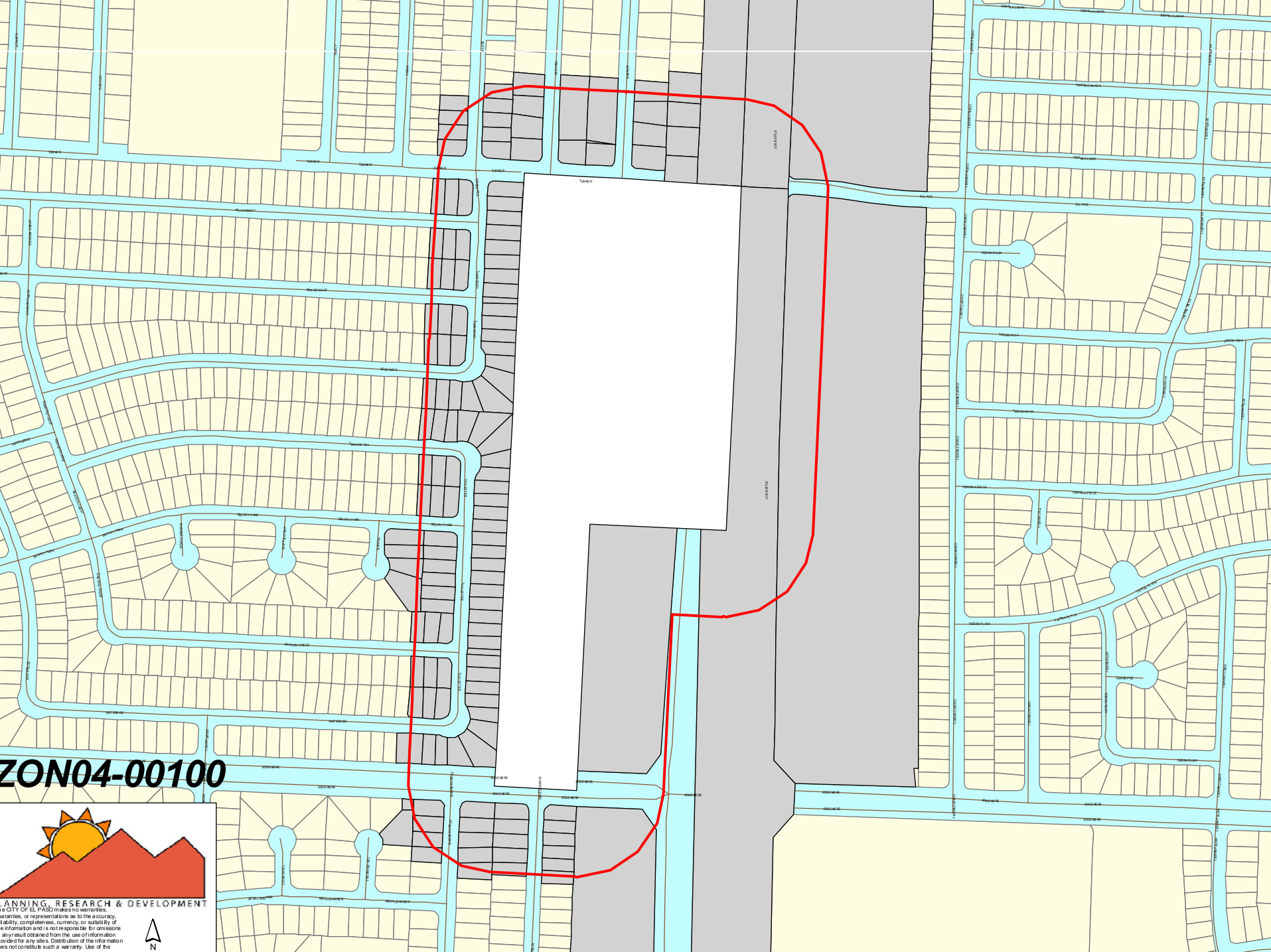
TIERRA INCA

TIERRA ZAFIRO

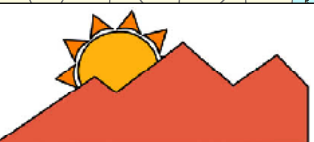
TIERRA PLATA

EDGEMERE

ZON04-00100 & ZON04-00101



ZON04-00100



PLANNING, RESEARCH & DEVELOPMENT

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ZON04-00100 & ZON04-00101





ZON04-00100 & ZON04-00101





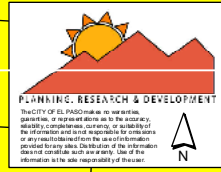
ZON04-00100 & ZON04-00101



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C

REGAL BANNER

ZON04-00100 & ZON04-00101

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00100, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON TRACT 1E AND A PORTION OF TRACT 1H, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, JNC Development Inc. has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for a planned residential development;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-5/c (Residential/conditions)** District:

Tract 1E and a portion of Tract 1H, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A"; and

2. That a planned residential development is authorized by Special Permit in **R-5/c (Residential/conditions)** districts under Section 20.14.040 of the El Paso Municipal Code; and

3. That the requirements for a planned residential development under Section 20.14.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow a planned residential development on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-5/c (Residential/conditions)** district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00100** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development


APPROVED AS TO CONTENT:

Matt Watson, Assistant City Attorney

AGREEMENT

JNC Development Inc., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the **R-5/c (Residential/conditions)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 31st day of August, 2004.

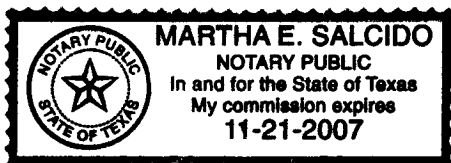
By: 
Nicolas Bombach President
(name/title)

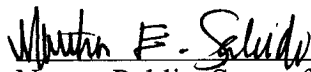
Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 31st day of August, 2004, by Nicolas A. Bombach as President, on behalf of **JNC Development Inc.**, as Applicant.

My Commission Expires:




Notary Public, State of Texas
Notary's Printed or Typed Name:
Martha E. Salcido

Being Tract 1E and a portion of Tract 1H,
Section 41, Block 79, Township 2,
Texas & Pacific Railroad Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: JNC Land Company
July 19, 2004
(Proposed Arbour Green Unit Two)

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 1E, and a portion of Tract 1H, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being a point on the intersection of the northerly right of way line of Edgemere Blvd. with the easterly boundary line of Vista Real Unit Four as recorded in volume 74, pages 59A and 59B, Real property records of El Paso County, Texas

Thence along the easterly boundary line of Vista Real Unit Four North $00^{\circ}31'23''$ West a distance of 2057.04 feet to a point;

Thence leaving said boundary line North $89^{\circ}58'06''$ East a distance of 600.00 feet to a point on the westerly right of way line of Joe Battle Blvd. (Loop 375);

Thence along said right of way line South $00^{\circ}31'58''$ East a distance of 604.72 feet to a Point;

Thence continuing along said right of way line South $01^{\circ}21'59''$ West a distance of 523.38 feet to a point;

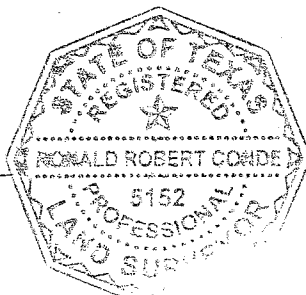
Thence leaving said right of way line South $89^{\circ}28'37''$ West a distance of 300.82 feet to a point;

Thence South $00^{\circ}31'23''$ East a distance of 924.11 feet to a point on the northerly right of way line of Edgemere Blvd.

Thence along said right of way line South $89^{\circ}29'00''$ West a distance of 282.00 feet to the "TRUE POINT OF BEGINNING" and containing 21.45 acres of land more or less.

NOTE: Not a ground survey

R R
Ron R. Conde
R.P.L.S. No. 5152



job #704-45
R.C.
LGL-04\70445

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

2004-00100
2004-00101

"EXHIBIT B"

SITE PLAN

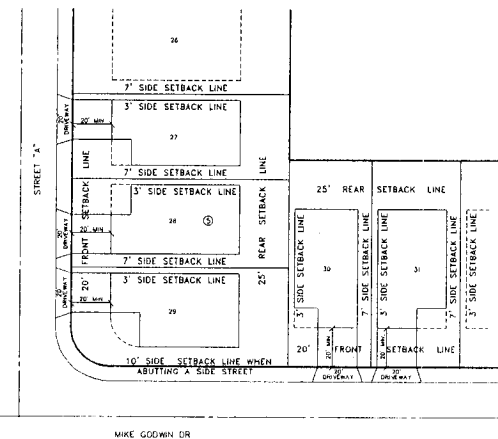
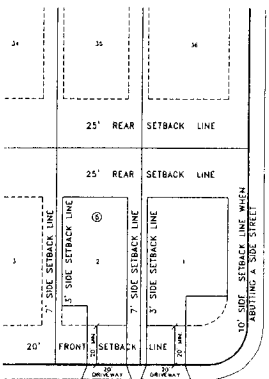
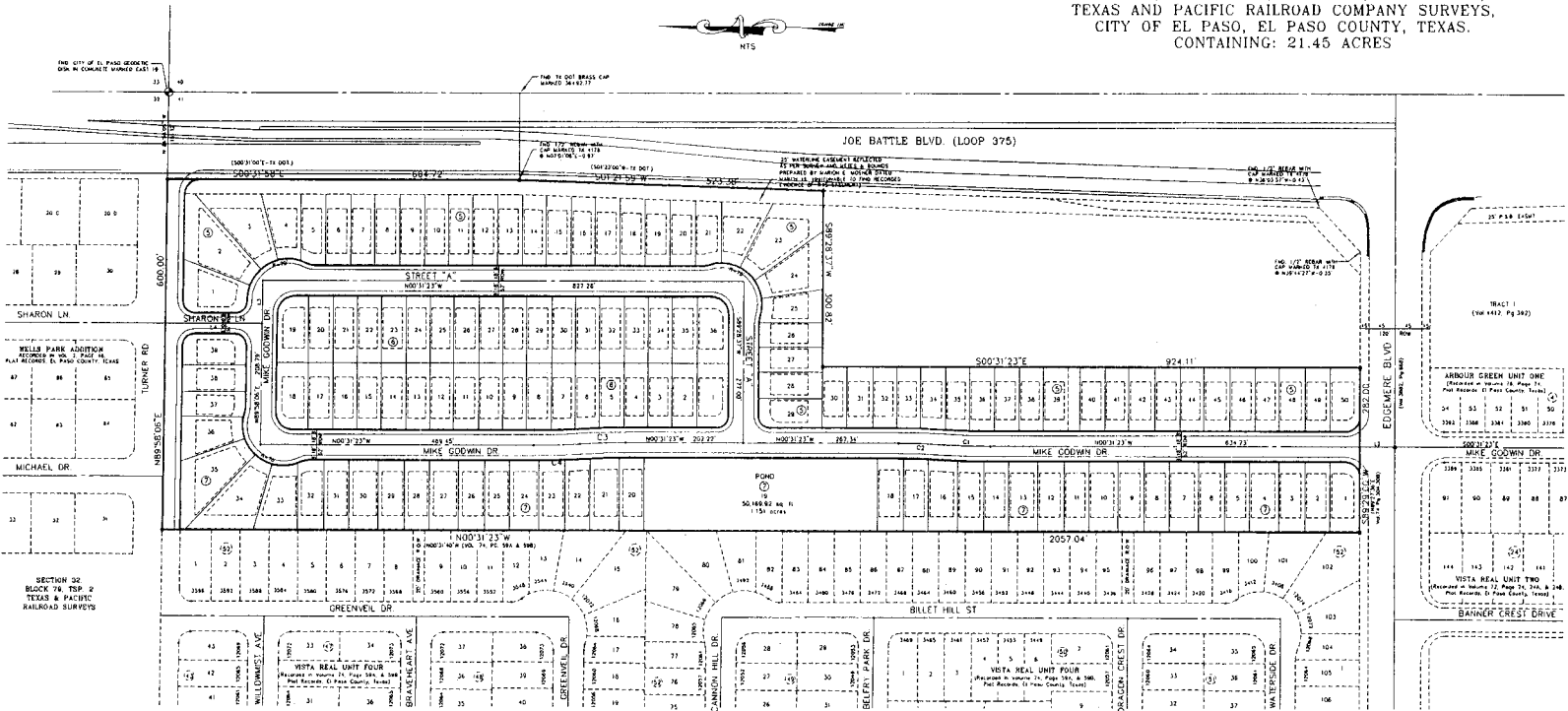
BEING ALL OF TRACT 1E AND PORTION OF TRACT 1H, SECTION 41, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 21.45 ACRES

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1750.00'	78.07'	78.07'	S00°11'31"W	172°28'
C2	1750.00'	78.07'	78.07'	N00°11'31"E	172°28'
C3	1750.00'	78.07'	78.07'	S00°11'31"W	172°28'
C4	1750.00'	78.07'	78.07'	N00°11'31"E	172°28'

LINE	LENGTH	BEARING
L1	102.61'	S44°18'07"W
L2	89.00'	S00°11'31"W
L3	73.22'	N00°11'31"E

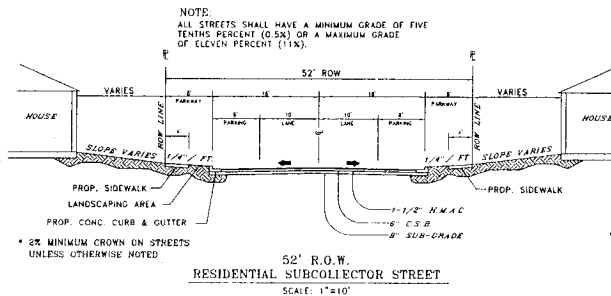


Typical Front Elevation

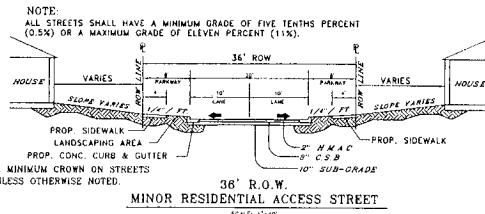


SETBACK LINE

SCALE: 1"=50'



52' R.O.W.
RESIDENTIAL SUBCOLLECTOR STREET
SCALE: 1"=10'



36' R.O.W.
MINOR RESIDENTIAL ACCESS STREET
SCALE: 1"=10'

PROPOSED MINIMUM YARD SETBACKS

FRONT	20 ft. MIN.
REAR	20 ft. MIN.
SIDE	5-7 ft. MIN.
DISTANCE BETWEEN BUILDINGS	10 ft. MIN.
SIDE ABUTTING STREET	10 ft. MIN.

EXIST. ZONING: C-4
SPECIAL PERMIT TO ALLOW:
-- SIDE YARD VARIABLE SETBACKS
-- LOT WIDTH NOT LESS THAN 40 FEET
TOTAL NO. OF RESIDENTIAL UNITS PROPOSED = 124

DETAILED SITE DEVELOPMENT PLAN, APPROVED BY CITY COUNCIL
DATE
APPLICANT
EXECUTIVE SECRETARY CITY PLANNING COMMISSION
WATER



201004-00101/201004-00100